

Staff
Summary
Report



To: Mayor & City Council
Through: City Manager

Agenda Item Number 51
Meeting Date: 03/11/99
Doc. Name: 990311devsrh17
Supporting Documents: Yes

SUBJECT: SALT RIVER PROJECT CREDIT UNION #SPD-99.16

APPROVED BY: Randall Hurlburt, Development Services Director
Debra Fink, Senior Planner

BRIEF: This is the first public hearing for Salt River Project Credit Union for an Amended Preliminary Planned Area Development for Papago Park Center and a Final Planned Area Development for Parcel F-1 at 1511 North Project Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **SALT RIVER PROJECT CREDIT UNION** (S.R.P. Credit Union, property owner) for) for development of a 3-story, 66,637 s.f. office building located at 1511 North Project Drive in Papago Park Center. The applicant seeks the following approvals from the City of Tempe:

- a. **(SPD-99.16)** An Amended Preliminary Planned Area Development for Papago Park Center and a Final Planned Area Development for Parcel F-1 the SRP Credit Union.

SUMMARY: The applicant is appealing a procedural denial by the Planning Commission for an Amended Preliminary and Final PAD for Papago Park Center and a Final PAD for SRP Credit Union. At the Planning Commission meeting of 2/9 much of the discussion centered around a non-masonry building variance which was part of the Commission's application for the Final PAD. While the staff viewed this variance as a technicality, the Commission apparently felt that it was inappropriate as presented and procedurally denied a motion to approve the PAD and variance with a condition to resolve the type of construction at the Design Review Board. Since that action, the applicant's architect worked with the DRB staff to modify the building materials so it no longer requires a variance and therefore has withdrawn the variance. The site and landscape plans, along with the modified building materials and architectural elements were approved by the Design Review Board on 3/3/99. The existing SRP Credit Union building will be demolished and in its place, a new three-story, 66,636 s.f. building is being proposed on SRP's existing 5 acre parcel. Staff believes the proposed office project is compatible and consistent with the overall plans for Papago Park Center and therefore supports the entire project. To date, no public input has been received.

	<u>Recommendation</u>	<u>Comments</u>
Staff	Approval	See report
Planning Commission	Procedural Denial (1-5 vote)	See minutes
Design Review Bd.	Approval (5-0 vote)	Consent Agenda
Rio Salado Commission	Approval with comments	See report
Public	No comment	

HISTORY & FACTS:

- December 18, 1986 The Council approved a rezoning to I-1, a Subdivision Plat with 12 tracts on 427.7 acres and a Preliminary P.A.D. for Salt River Project's Papago Park Center consisting of 7,028,586 s.f. on 272.5 net acres. In that plan, the subject parcel was shown as corporate office with an 84' height limit.
- August 27, 1992 The Council expanded the boundaries of the University Hayden Butte Redevelopment area to include project areas #1-4 in the Rio Salado to facilitate slum clearance and redevelopment financing. Papago Park Center is area #2.
- December 10, 1992 The Council amended ordinance 808 to delete a map showing the outlines of the Central Commercial District, largely confined to the Downtown.
- November 9, 1993 The applicants withdrew a request for R-4 zoning accompanied by the subject P.A.D. proposal, after several continuances by the Planning Commission.
- February 10, 1994 The Council approved a rezoning from I-1 to CCD for 3.23 acres at 1600 M. Priest Dr. and an amended P.a.d. for Papago Park Center to designate Parcel B3 for 84 dwellings on 3.23 net acres.
- April 23, 1996 The Planning Commission approved a request for a Fifth Amended Planned Area Development and an Amended Final Planned Area Development for Parcels B3, D2, and E, located at 1667 N. Priest Drive.
- May 16, 1996 The Council approved a request for a Fifth Amended Planned Area Development and an Amended Final Planned Area Development for Parcels "B3" consisting of 50,000 s.f. on 2.80 net acres, "D2" consisting of 155,000 s.f. on 7.64 net acres and "E" consisting of 922,650 s.f. on 23.10 net acres located at 1667 N. Priest Drive.
- April 22, 1997 Planning Commission approved, by a consent vote of 5-0 (Commissioner Ostler abstained), a request for a Sixth Amended Planned Area Development consisting of 6,592,586 s.f. of total building area on 273 net acres and a Final Planned Area Development for Phase I of Parcel E, consisting of 170,000 s.f. of building area on 12.75 net acres located at 1297 W. Washington Street.
- May 6, 1997 Design Review Board approved building materials, walkways, driveways, design of pedestrian and bicycle links, lighting, landscaping, and screening details.
NOTE: A more detailed plan of enhanced wash and bridge details, with pedestrian and bicycle connections throughout the entire site to each building and to public streets, are required to be reviewed and approved by the Design Review Board prior to issuance of a tenant-improvement permit.
- May 15, 1997 City Council approved a request for a Sixth Amended Planned Area Development consisting of 6,592,586 s.f. of total building area on 273 net acres and a Final Planned Area Development for Phase I of Parcel E, consisting of 170,000 s.f. of building area on 12.75 net acres located at 1297 W. Washington Street.

- July 10, 1997 The Council approved a request for a Seventh Amended Planned Area Development consisting of 6,487,936 s.f. of total building area on 273 net acres and a Final Planned Area Development for Phase I of Parcel "A2" for Tosco Marketing Co. consisting of 286,000 s.f. of building area (with future phases totalling 549,000 s.f.) on 22.46 net acres located at 1490 N. Priest Drive including a height variance.
- September 11, 1997 The Council approved a request for an Eighth Amended Planned Area Development and a Final Planned Area Development for Parcel E Phase II.
- March 4, 1998 Design Review Board approved building materials, walkways, driveways, design of pedestrian and bicycle links, lighting, landscaping, and screening details for Arroyo Midrise office building.
- April 16, 1998 Council approved an Eighth Amended Preliminary Planned Area Development for Phase II of Parcel E (all phases of Parcel E totalling 549,000 s.f.), consisting of 118,914 s.f. of building area on 11.72 net acres and a Final Planned Area Development for Phase III of Parcel E, consisting of 168,950 s.f. of building area on 8.375 net acres located at 1225 W. Washington Street.
- February 9, 1999. The Planning Commission by a 1-5 vote (Commissioners Mattson, Garth, Leck, Spitler and Huellmantel dissenting) procedurally denied the applicant's request. **NOTE:** The motion which failed, was to approve the project with a variance to allow a non-masonry building in the I-1 zoning district with an additional condition and a modification to staff's proposed condition #12.
- March 3, 1999. The Design Review Board, as part of their consent agenda (5-0 vote), approved the project's site and landscaping plan, including architectural details and building materials, subject to conditions of approval. **NOTE:** The approved building materials, consisting primarily of concrete masonry, granite and glass, fully conforms with the general regulations of the I-1 zoning district and have been modified from the project's initial processing for city processing.

DESCRIPTION:

Owner - SRP Credit Union, Rita Albertson
Applicant / Architect - Will Hayes, Jeffrey Maas, Ellery Brown
Existing zoning - I-1, Light Industrial
Site area - 5.09 net acres
Total bldg. area - 66,637 (22,646 s.f. 1st floor).
Lot coverage max. - 50%
Lot coverage proposed- 10.2%
Max. building ht. permitted - 84 feet (per a previous variance approval)
Max. building ht. proposed - 51 feet (3 stories)
Parking required - 1/250 s.f 250 spaces
Parking provided- 257 spaces
Landscaping - 35.3%

Previously Approved Variances

1. Increase the allowable building height in the I-1 zoning district from 30 feet to 84' on Parcel F-1.

COMMENTS: This is a request for a Ninth Amended Preliminary Planned Area Development for Papago Park Center and a Final Planned Area Development for Parcel F-1 at the NEC of Center Parkway and Project Drive.

The existing SRP Credit Union building will be demolished. In its place, a new three-story building would be constructed on the 5-acre portion of the SRP site (28-acres total). This 66,636 s.f. building would contain the new offices of the SRP Credit Union. The proposed surface parking lot shows that 257 parking spaces will be provided, which meets the zoning ordinance requirement of 250 parking spaces.

Two-way access would occur from Center Parkway Drive to the site. However, the driveway on Project Drive would be one-way, for exit-only traffic. The purpose of this was to resolve the issue of using a left turn into the site to use ATM teller machines located near Project Drive. On-site circulation and exiting the ATM teller area onto Project Drive, west of the Center Parkway intersection, should mediate any access-conflict issues. Public Works/Transportation staff has been working with the developer on details of the following items: Offsite improvements for the north half of Center Parkway, including future medians, road closure to Van Buren & Old Washington, and a bus shelter requirement. Conditions have been added to require the developer to resolve these issues with Public Works staff.

The Rio Salado Commission reviewed the proposal on December 11, 1998. They commented that the developer should study changing the EFIS (Exterior Insulation & Finish System) building material to a center scored/split faced CMU on the building elevations shown. They also suggested that the small building west of the drive-thru and the canopy over the drive-thru be architecturally related to the main building.

At the Planning Commission meeting of 2/9/99 much of their discussion centered around a non-masonry building variance which was part of the Commission's application for the Final P.A.D. While the staff viewed this variance as a technicality, the Commission apparently felt that it was inappropriate as presented and procedurally denied a motion to approve the PAD and variance with a condition to resolve the type of construction at the Design Review Board. (The procedural denial was based on a 1-5 vote with Commissioners Mattson, Garth, Leck, Spitler and Huellmantel dissenting.) No other motion for the project was considered. See attached minutes for specific discussion details.

Since that action, the applicant's architect worked with the DRB staff to modify the building materials so it no longer requires a variance. **NOTE: The applicant has withdrawn his previous variance request to allow a non-masonry building in the I-1 zoning district which was part of his initial Final PAD application.**

As approved by the Design Review Board on 3/3/99, the building materials, consisting primarily of concrete masonry, granite and glass, and therefore fully conforms with the general regulations of the I-1 zoning district. The materials, colors and texture of the building will blend well with the desert palate that enhances the overall design. The focal point into the site will be achieved through the careful placement of the masonry/glass building at the intersection of Center Parkway and Project Drive. The building is situated above Center Parkway surrounded by various changes in topography, making a dramatic statement as you enter the site. Elements from this building have been designed to draw one's attention from outside of the site inward to the plaza entry and parking area. The landscaping on-site attempts to continue the unified and cohesive plant palette and hierachy established by SRP with plant materials used as focal points at the entry while providing a lush landscape design with species found in the desert.

The developer stated he will be submitting plans for a temporary SRP Credit Union building while the new SRP Credit Union is under construction. The plan shall show driveways, access, layout, and parking and will be required to go through the required City process prior to construction. A condition has been added to address this.

The proposed office use is compatible and consistent with the overall plans for Papago Park Center. With conditions, staff supports the request for the Amended Preliminary PAD for Papago Park Center and the Final PAD for the SRP Credit Union. No public comments have been received.

RECOMMENDATION:

Staff – Approval, subject to conditions.
Planning Commission – Procedural denial (by a 1-5 vote to approve)
Design Review Board – Approval, with conditions.
Rio Salado Commission – Approval with comments/suggestions.

**REASONS FOR
APPROVAL:**

1. The Amended Final P.A.D. for Papago Park Center appears to be compatible with the balance of the development.
2. The Final P.A.D for Parcel F-1 appears to be compatible with the previously approved Preliminary P.A.D. for this parcel.

**CONDITIONS
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.

- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
- 2. a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - b. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
- 3. In addition to conditions 1 & 2 above, the applicant shall install all offsite improvements (curb & gutter, pavement, aggregate base, sidewalks, street lights, median and utility lines) for the north half of Center Parkway. The improvements shall be completed and accepted by the Public Works Department prior to issuance of the Certificate of Occupancy. (Note: This condition applies to the area between Priest and the project's easternmost driveway.)
 - 4. If new property lines are created on this site, the approval of CC&R's in a form acceptable to the City Attorney and the Development Services Director must take place prior to issuance of Certificate of Occupancy. These CC&R's should provide that a single entity will ultimately be responsible for maintaining all landscaping, both required by Ordinance and in the common area on site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and the Development Services Director.
 - 5. No variances may be created by future property lines without the prior approval of the City of Tempe.

6. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
7. The developer shall provide the City with satisfactory evidence of cross access onto adjacent properties, prior to the issuance of a building permit.
8. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
9. Developer shall provide a bus shelter per requirements of the Public Works Transit Division. The easement for the bus shelter shall be reflected on the P.A.D. prior to recordation.
10. Developer shall remove entrance to the south-bound connector road between Van Buren and Center Parkway/Old Washington, and install barricade per City requirements. Removal of entrance and installation of barricade shall be completed prior to issuance of occupancy permit for the Credit Union.
11. Center Parkway shall include a fully-landscape median to City of Tempe Standards. Details to be resolved with Public Works and reflected on the appropriate plans prior to recordation.
12. Should the developer wish to construct and occupy a temporary building (for SRP Credit Union) while the new 3-story building is under construction, he must go through the required City processes, to allow a temporary building, prior to construction.
13. The Preliminary and Final PAD shall be recorded with the Maricopa County Recorder's Office prior to issuance of any building permits.

- ATTACHMENTS:**
1. Location Map
 2. Ninth Amended Preliminary Planned Area Development
 3. Final Planned Area Development for Parcel F-1
 4. Elevations
 5. Conceptual Landscape Plan
 6. Letter of Explanation - 1/12/99
 7. Letter to withdraw variance request – 3/4/99
 8. Previously approved Plan
 9. Planning Commission Minutes – 2/2/99
 10. Design Review Board Approval Letter – 3/3/99

SRP CREDIT UNION

SPD-99.16

PHOENIX CITY LIMITS

PHOENIX CITY LIMITS

**SITE
I-1**

PROJECT DR

MILL AV

CENTER PKWY

WASHINGTON ST



Location Map SEE OTHER SIDE FOR MORE INFORMATION

10

SALT RIVER PROJECT CREDIT UNION

SPD-99.16

SYMBOL(S):

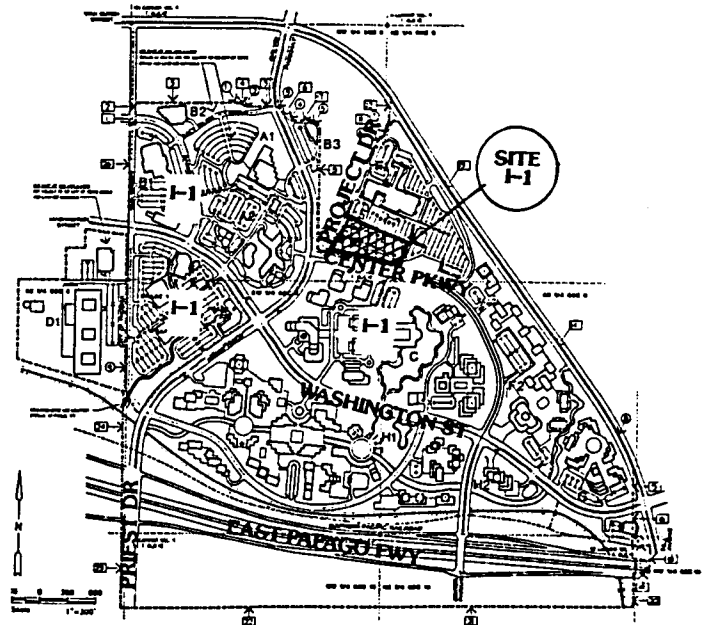


PROPOSED BUILDING(S)

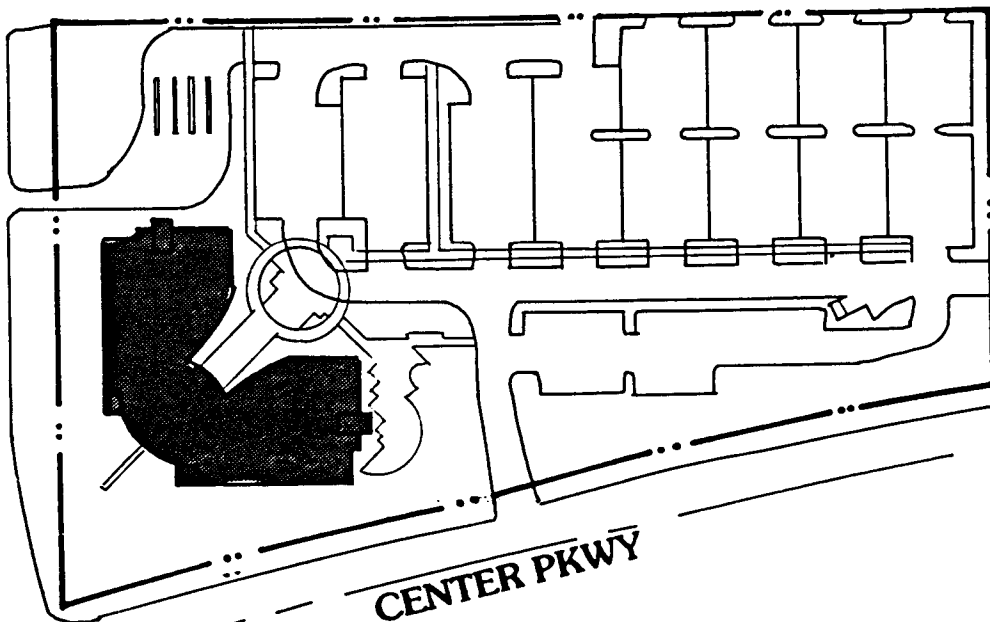
VARIANCE(S): (SEE BELOW)

SITE DATA:

TOTAL BUILDING AREA:	62,374 S.F.
GROSS SITE AREA:	6.41 ACRES
NET SITE AREA:	5.09 ACRES
PARKING REQUIRED:	250
PARKING PROVIDED:	257



PROJECT DR

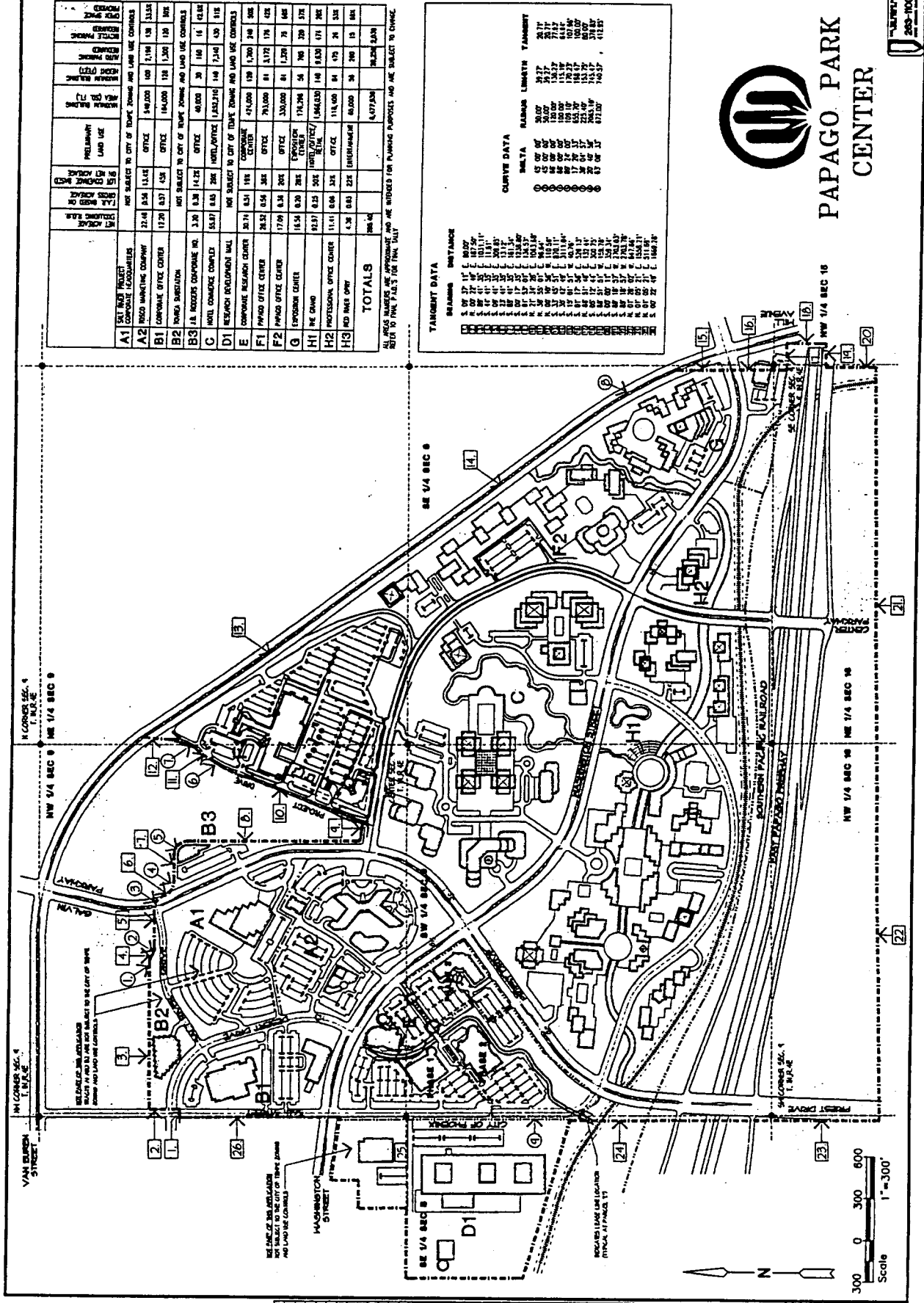


CENTER PKWY



Request

This is a notice for a public hearing for SALT RIVER PROJECT CREDIT (S.R.P. Credit Union, property owner) for) for development of a 3-story, 62,374 s.f. office building located at 1511 North Project Drive in Papago Park Center. The applicant seeks the following approvals from the City of Tempe:



NO.	LOT	AREA (SQ. FT.)	AREA (AC.)	USE	REMARKS
A1	1	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
A2	2	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
B1	3	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
B2	4	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
B3	5	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
C	6	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
D1	7	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
E	8	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
F1	9	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
F2	10	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
G	11	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
H1	12	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
H2	13	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
H3	14	10,000	.23	OFFICE	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS
TOTALS					
		140,000	3.20		

TANGENT DATA		CURVE DATA	
STATION	DISTANCE	DELTA	RADIUS
1+00.00	100.00	90.00	100.00
1+10.00	110.00	90.00	100.00
1+20.00	120.00	90.00	100.00
1+30.00	130.00	90.00	100.00
1+40.00	140.00	90.00	100.00
1+50.00	150.00	90.00	100.00
1+60.00	160.00	90.00	100.00
1+70.00	170.00	90.00	100.00
1+80.00	180.00	90.00	100.00
1+90.00	190.00	90.00	100.00
2+00.00	200.00	90.00	100.00
2+10.00	210.00	90.00	100.00
2+20.00	220.00	90.00	100.00
2+30.00	230.00	90.00	100.00
2+40.00	240.00	90.00	100.00
2+50.00	250.00	90.00	100.00
2+60.00	260.00	90.00	100.00
2+70.00	270.00	90.00	100.00
2+80.00	280.00	90.00	100.00
2+90.00	290.00	90.00	100.00
3+00.00	300.00	90.00	100.00

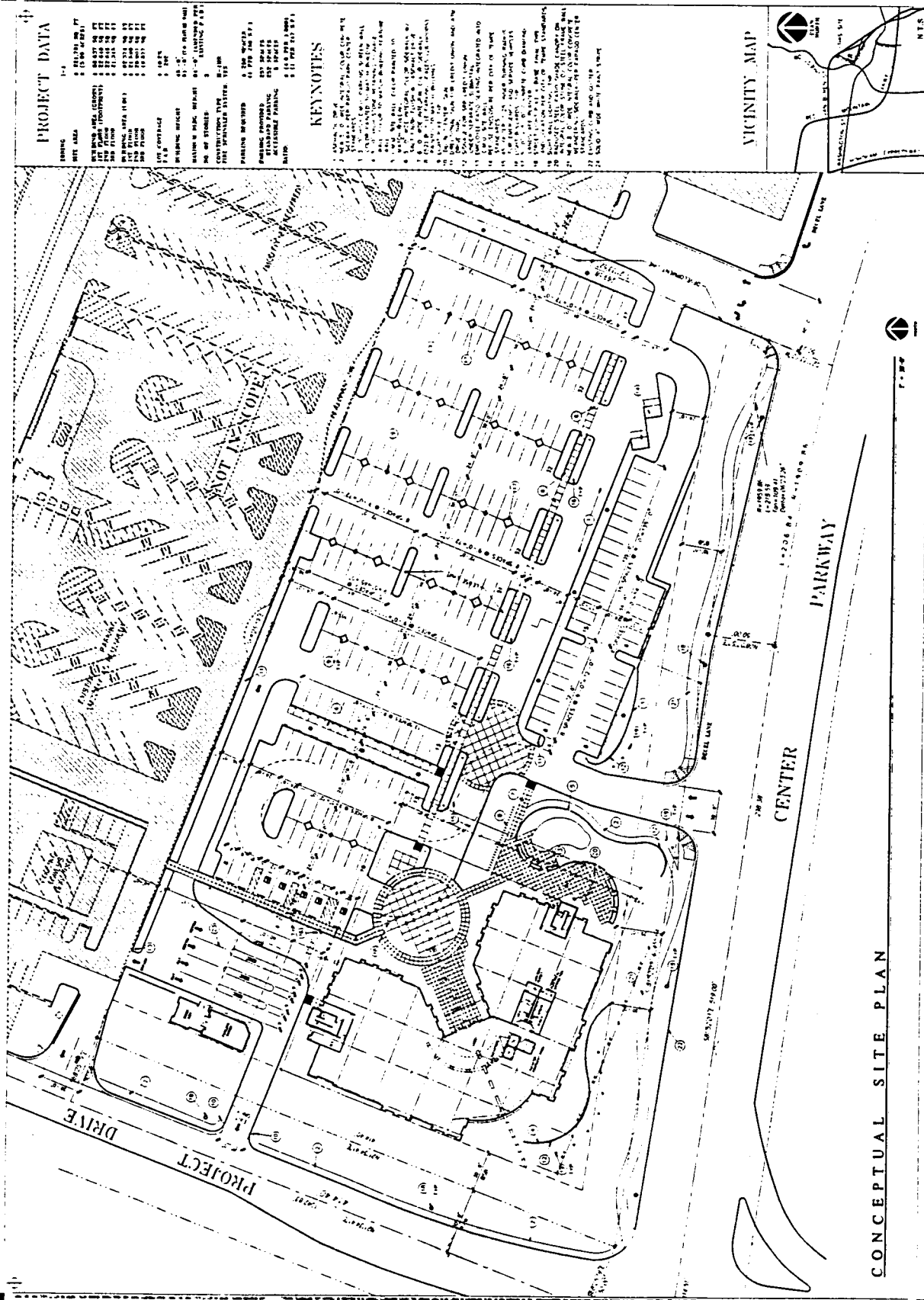


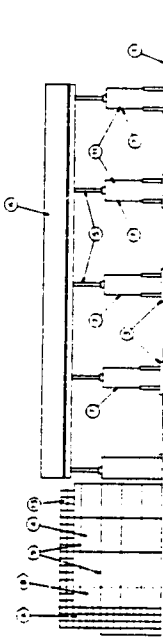
PAPAGO PARK CENTER

Scale
1"=300'

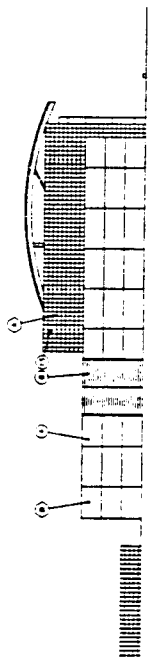
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SPD-99.16

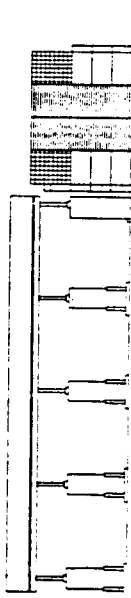




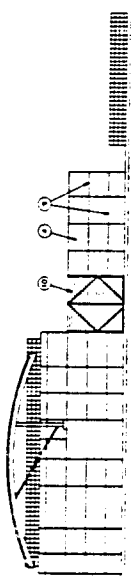
SOUTH ELEVATION



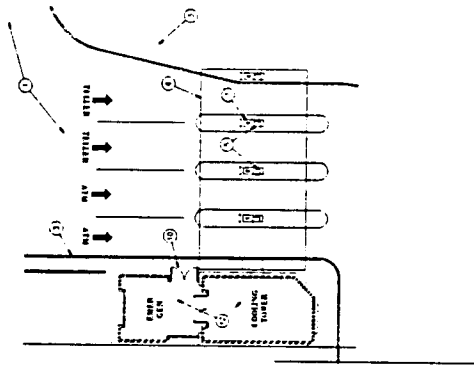
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



CONCEPTUAL PARTIAL SITE PLAN

KEYNOTES

1. APPROXIMATE FLOOR PLAN - SEE KEYNOTES
2. APPROXIMATE FLOOR PLAN - SEE KEYNOTES
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COLOR LEGEND

1. APPROXIMATE FLOOR PLAN - SEE KEYNOTES
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11. APPROXIMATE FLOOR PLAN - SEE KEYNOTES
12. APPROXIMATE FLOOR PLAN - SEE KEYNOTES

SRP CREDIT UNION
1911 North Project Drive
Tempe, Arizona 85062

CLAYTON LARSON

CONSTRUCTION

WILL - HAYES ARCHITECTS, LTD.

CONCEPTUAL PARTIAL SITE PLAN AND ELEVATIONS

A12

KEYNOTES

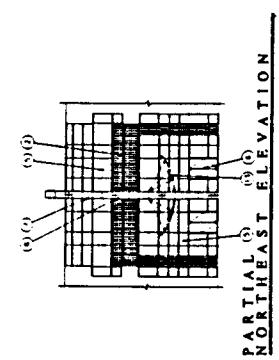
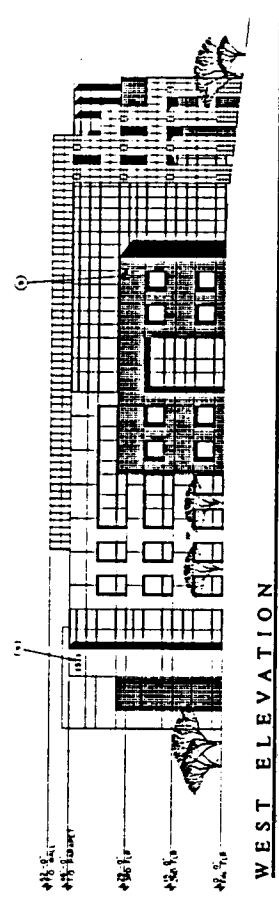
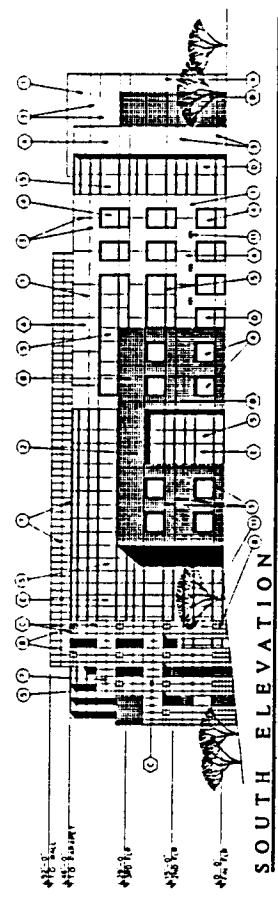
1. CONCRETE WALLS AND FLOOR SLABS TO BE CAST IN PLACE.
2. EXTERIOR FINISH TO BE 1/2" THICK PORTLAND CEMENT PLASTER OVER 1/2" THICK GYPSUM BOARD.
3. INTERIOR FINISH TO BE 1/2" THICK PORTLAND CEMENT PLASTER OVER 1/2" THICK GYPSUM BOARD.
4. ROOF FINISH TO BE 1/2" THICK PORTLAND CEMENT PLASTER OVER 1/2" THICK GYPSUM BOARD.
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15. ROOF FINISH TO BE 1/2" THICK PORTLAND CEMENT PLASTER OVER 1/2" THICK GYPSUM BOARD.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY SPECIFICATIONS.
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15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE COUNTY SPECIFICATIONS.

COLOR LEGEND

1. EXTERIOR WALLS - WHITE PLASTER
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SRP CREDIT UNION
PROJECT DRIVE
TEMPLE AZ
SALT RIVER PROJECT CREDIT UNION



SRP CREDIT UNION
PROJECT DRIVE
TEMPLE AZ
SALT RIVER PROJECT CREDIT UNION

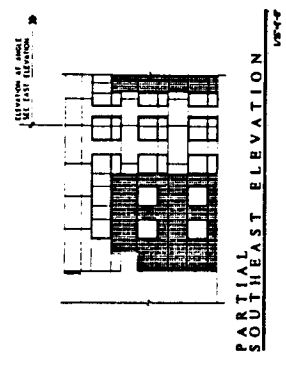
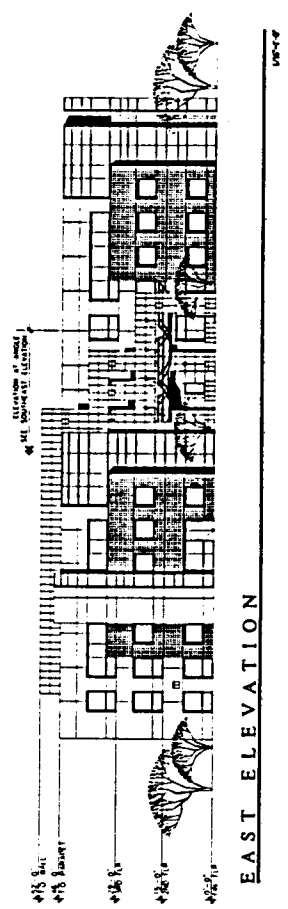
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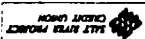
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FEB 22 1999

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1511 North Project Drive
Tempe, Arizona 85282
(602) 961-1111

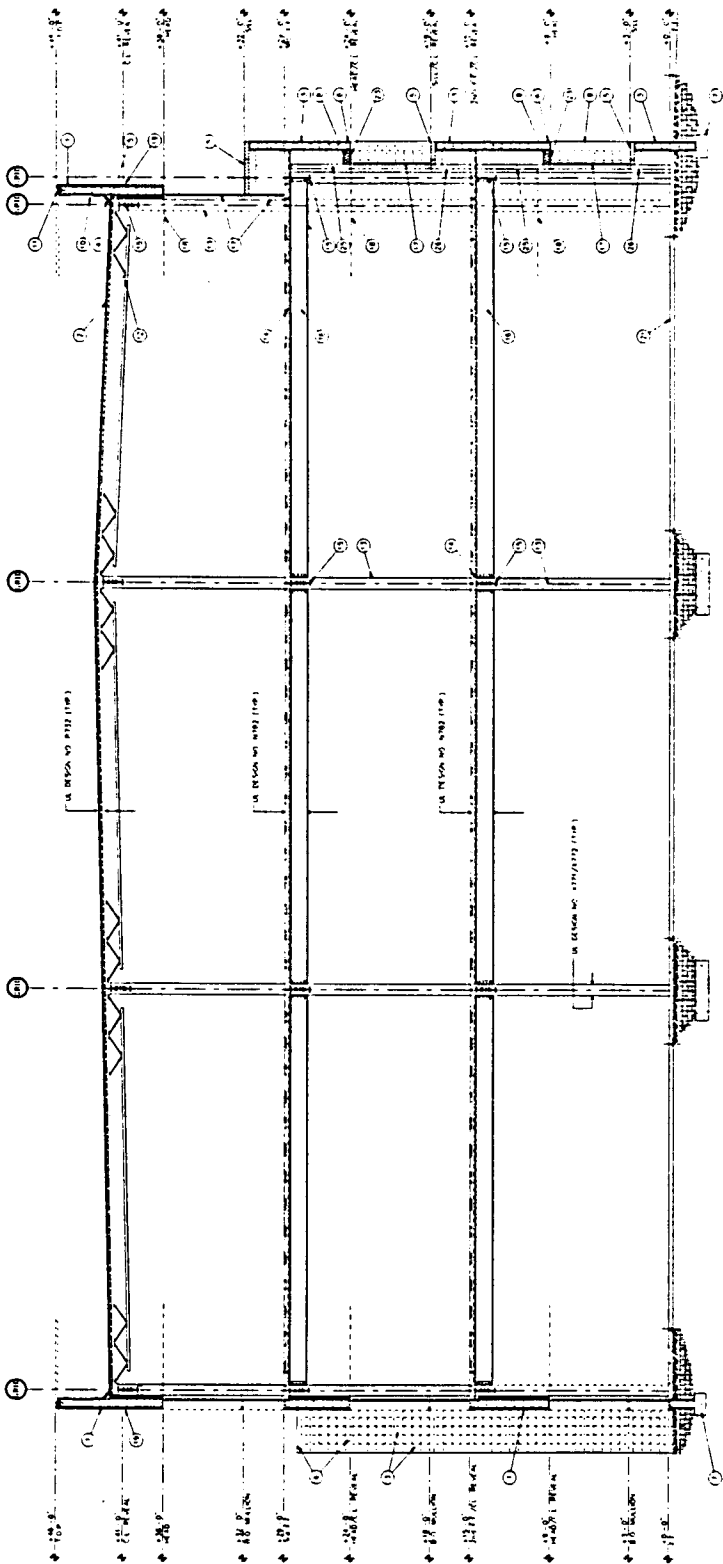


SRP CREDIT UNION
1511 North Project Drive
Tempe, Arizona 85282

PROJECT NO. 98054.00
DATE 1/4/99
DRAWN BY 805444-3
CHECKED BY JI/JAM
DATE 2/22/99

CONCEPTUAL
BUILDING
SECTION

A43



CONCEPTUAL BUILDING SECTION

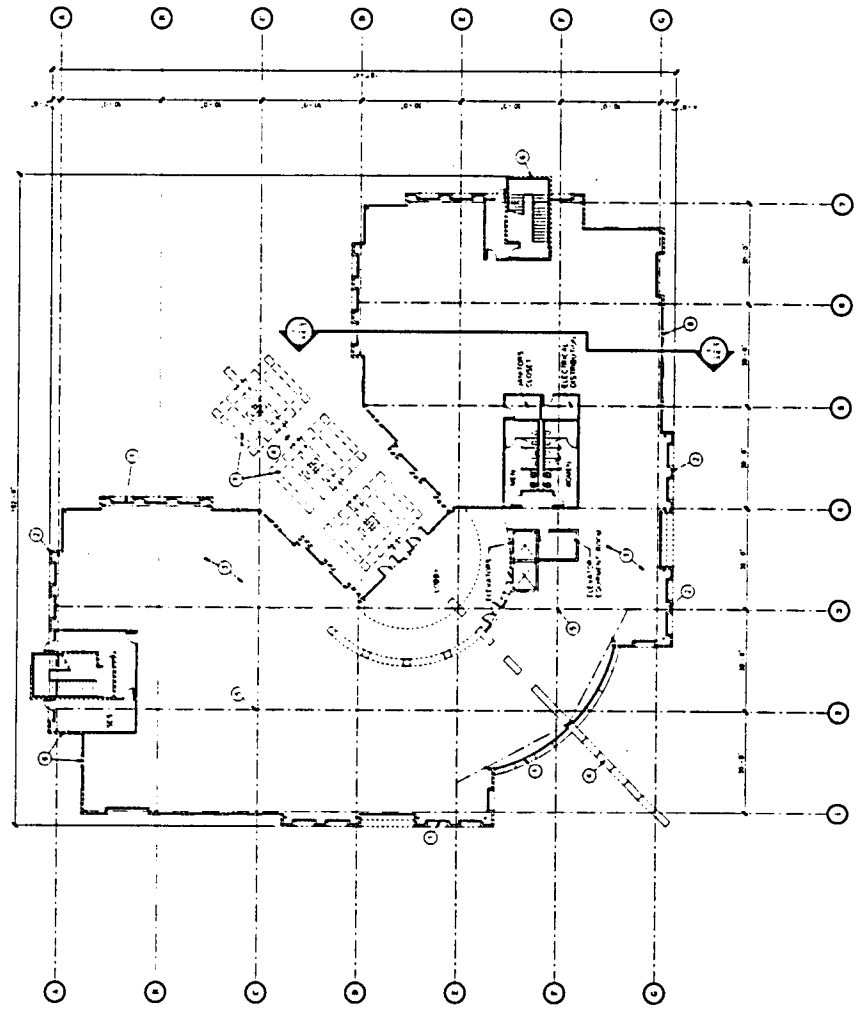
1/4"=1'-0"

KEYNOTES

1. EXISTING CONCRETE FOUNDATION
2. EXISTING CONCRETE WALLS
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KEYNOTES

1. CONCEPTUAL FIRST FLOOR PLAN
2. ALL DIMENSIONS ARE IN FEET AND INCHES
3. ALL WALLS ARE 8" THICK UNLESS NOTED OTHERWISE
4. ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE
5. ALL ROOFS ARE 6" THICK CONCRETE UNLESS NOTED OTHERWISE
6. ALL EXTERIOR WALLS ARE 16" THICK CONCRETE UNLESS NOTED OTHERWISE
7. ALL EXTERIOR DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE
8. ALL EXTERIOR WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE
9. ALL EXTERIOR LIGHTS ARE 4' DIA. UNLESS NOTED OTHERWISE
10. ALL EXTERIOR SIGNAGE IS TO BE INSTALLED AS SHOWN



CONCEPTUAL FIRST FLOOR PLAN

1/16" = 1'-0"

FEB 22 1999

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CONSTRUCTION

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CREDIT UNION

SRP CREDIT UNION
1511 North Project Drive
Tempe Arizona 85042

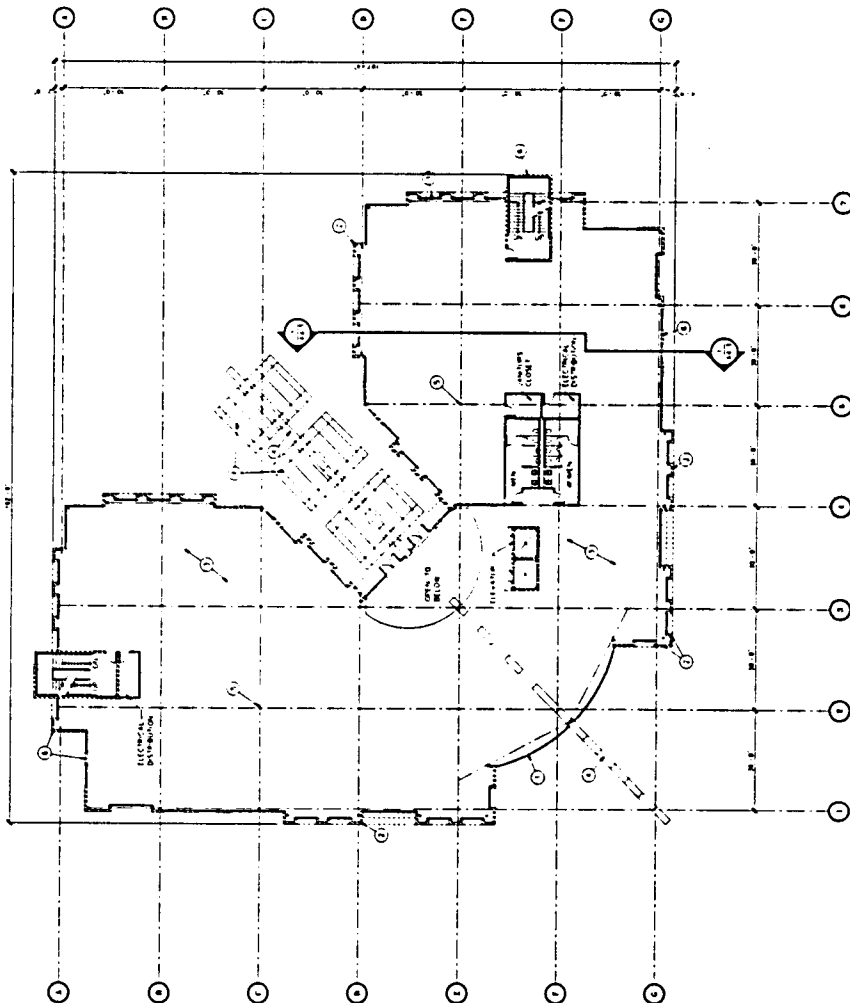
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1/16" = 1'-0"
8054A2-2
RC/JLM
2/22/99

ONCEPTUAL
SECOND
FLOOR
PLAN

A2.2

Summary

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which the problem is occurring.



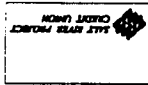
CONCEPTUAL SECOND FLOOR PLAN



-0-1-0-

FEB 22 1999

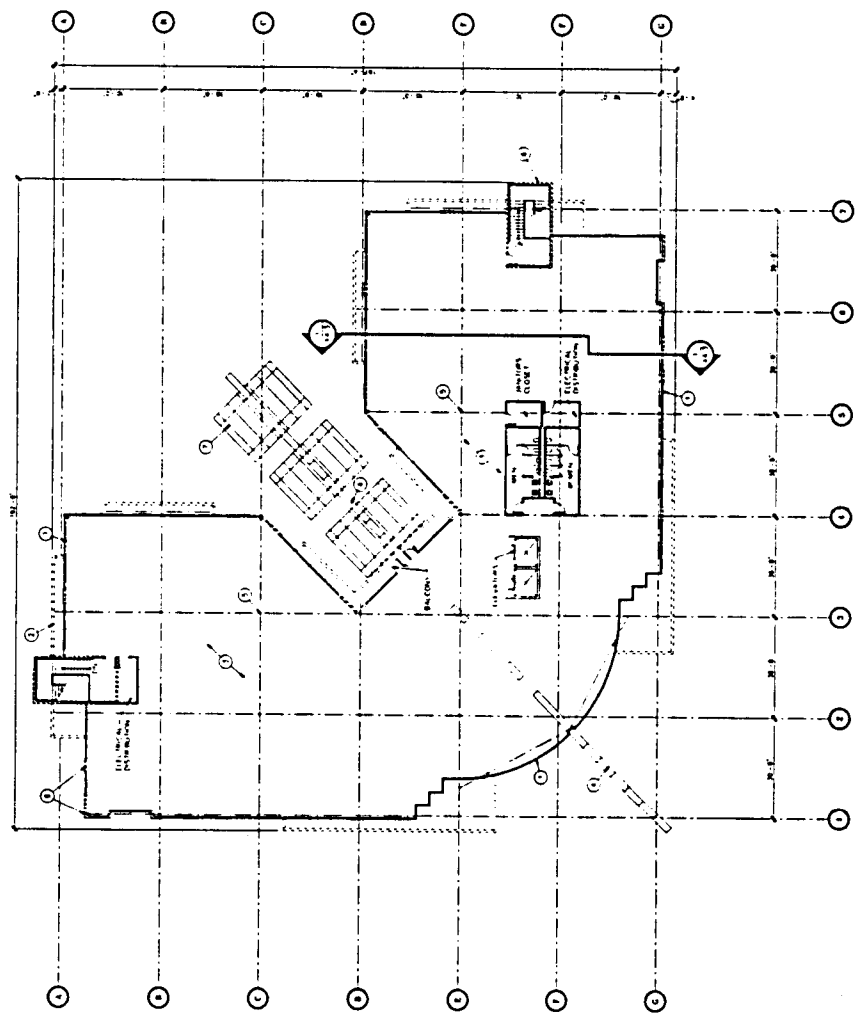
1000 East University Drive
Phoenix, Arizona 85004
Phone: 981-1111
Fax: 981-1111



SRP CREDIT UNION
1511 North Project Drive
Tempe, Arizona 85062

PROJECT NO. 88051.00
DATE 1/18/91
SCALE 1/16"=1'-0"
803443-5
RC/ALM
2/22/99
CONCEPTUAL THIRD FLOOR PLAN
A2.3

- KEYNOTES
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CONCEPTUAL THIRD FLOOR PLAN
1/16"=1'-0"
DATE 1/18/91
SCALE 1/16"=1'-0"

FEB 22 1999




4636 East University Drive
Suite 200
Phoenix, Arizona 85034

(602) 967-1117

Fax Number (602) 967-3804

MEMORANDUM

To: City of Tempe, Planning & Zoning Commission

From: Ellery Brown, Will-Hayes Architects
Jeffery Maas, Will-Hayes Architects 

Date: January 12, 1999

RE: Letter of Explanation/Intent

WHA#: 98054.00

This letter of intent is part of the submittal for the 9th amended P.A.D. for Papago Park Center.

The SRP Credit Union is currently located on the N.E. corner of Project Drive and Center Parkway. We have been working with SRP, City of Tempe, and the Papago Park Center to develop a new 3 story, 60,000 sq. ft. facility which will become the new SRP Credit Union.

Our development area will affect a 5 acre portion of the existing SRP site. We are proposing a single Credit Union compared to the existing PAD which shows two office buildings. Our parking layout is well landscaped and has a clean circulation pattern. This is helped by the development of a north-south circulation drive on the east side of our development area that will tie into SRP's main site. This north-south drive is compatible with the existing PAD concept.

The Credit Union further requests a variance for the use of an insulated synthetic stucco system in lieu of masonry or concrete. This material will allow for scoring and architectural sight lines that enhance the overall design. The color and texture will blend well with the natural desert palate and complement the other building materials which include polished and honed granite, high performance glass, and aluminum window framing system. The mix of these materials will create an attractive yet powerful building tie with the adjacent surrounding while creating a distinct focal point for SRP Credit Union.

cc: Rita Albertson, SRP Credit Union
Jayne Lewis, SRP Papago Park Center
Curtis Slife, SRP
John Gray, Evans-Kuhn & Associates
file



ARCHITECTS
PLANNERS
INTERIORS

March 4, 1999

The Honorable Mayor Neil Giuliano and City Council
City of Tempe
31 East 5th Street
Tempe, Arizona 85281

WHA Job#: 98054.00

RE: City of Tempe- Planning and Zoning Case #: SPD-99.16

Dear Mayor Giuliano and City Council:

Our project, SRP Credit Union, is scheduled for an introductory City Council Hearing March 11, 1999 with a formal City Council Hearing the following week, March 18, 1999.

This letter is to formally withdraw our variance and proceed with our request for a 9th amendment to the existing Planned Area Development (P.A.D.).

We have revised our building materials to be in full compliance with the City of Tempe's Zoning Ordinance and were unanimously approved on the consent agenda by the Design Review Board on March 3, 1999.

At the Planning and Zoning Hearing three weeks earlier on February 9th, we had full staff support, but were not approved by the commission based strictly on a procedural denial for our variance request.

Again, we have withdrawn our variance and are respectfully proceeding to City Council for our P.A.D. site plan approval.

Sincerely,

A handwritten signature in black ink, appearing to read "J Maas", is written over a large, stylized, dark grey graphic element that resembles a signature or a large letter "M".

Jeffrey Maas
Project Manager

Cc: Ms. Rita Albertson, SRP Credit Union
Mr. Martin Spong, O'Brien Kreitzberg
Mr. Matthew Walkowiak, O'Brien Kreitzberg
Mr. Fred Brittingham, City of Tempe
Mr. Steve Venker, City of Tempe
Mr. Patrick Hayes, Will-Hayes Architects

4636 East University Drive
Suite 200
Phoenix, Arizona 85034
Phone: 602.967.1117
Fax: 602.967.3804
www.will-hayes.com

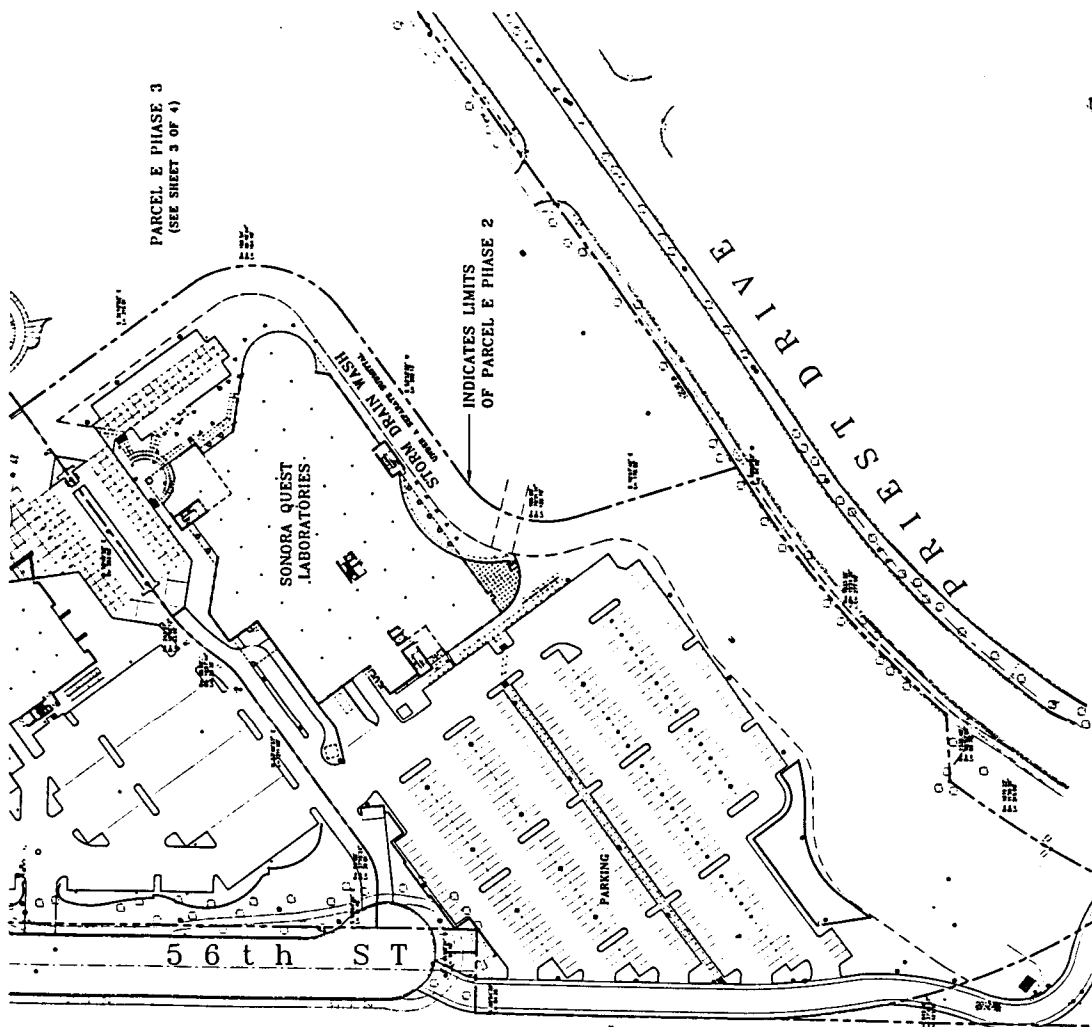
SITE DATA

[illegible]

PARCEL E PHASE 2

SCALE: 1" = 50'-0"

NOTE: THIS PLAN IS THE FINAL APPROVED SITE PLAN CONSIDERATION FOR PARCELS 1, PHASE 2, AND REFUGESISTS A CONSOLIDATION OF ALTERNATES "A" AND "B" PER THE PREVIOUS FINAL P.A.D. SUBMITTAL FOR THIS PARCEL. NOTE ALSO THAT PARCELS 1 AND 2 WAS DISCLOSED BY WELL-KNOWN ARCHITECTS WHO ALSO PREPARED THE PREVIOUS P.A.D. SUBMITTALS MENTIONED ABOVE.

[illegible]

WAV

PARADISE

ARIZONA INC.

Figure 1

7

1

DMLM
ARIZONA INC.



7.C.

MINUTES



Planning & Zoning Commission

Council Chambers
31 East Fifth St.
7:00 p.m.

**T U E S D A Y
F E B R U A R Y 9, 1999**

The regular meeting of the Planning and Zoning Commission began at 7:00 p.m., in the City Council Chambers, 31 E. Fifth Street. Present were Vice-Chairman Mattson, Commissioners Leck, Spitler, Huellmantel, DiDomenico, and Garth. Chairman Matheson was absent. Also present were Fred Brittingham, Principal Planner; Debra Fink, Senior Planner; Grace DelMonte Kelly, Planner II; Renée Hancotte, Secretary Supervisor and interested citizens.

With six Commissioners present, Vice-Chairman Mattson stated that the Chair would entertain a request from the applicants for a continuance. The applicants did not request a continuance.

On a motion by Commissioner Leck, seconded by Commissioner Huellmantel, the Commission with a vote of 5-0, (Commissioner Garth abstained) approved the Minutes of 1/12/98 as submitted.

On a motion by Commissioner Leck, seconded by Commissioner Huellmantel, the Commission with a vote of 5-0, (Commissioner Mattson abstained) approved the Minutes of 1/26/98 as amended.

THE PLANNING COMMISSION THEN RETURNED TO THE REGULAR AGENDA.

PLANNED DEVELOPMENT (0406) Hold a public hearing for **SALT RIVER PROJECT CREDIT UNION** (S.R.P. Credit Union, property owner) for) for development of a 3-story, 66,637 s.f. office building located at 1511 North Project Drive in Papago Park Center. The applicant seeks the following approvals from the City of Tempe:

- a. (SPD-99.16) An Amended Preliminary Planned Area Development for Papago Park Center and a Final Planned Area Development for Parcel F-1 the SRP Credit Union, including the following:

Variance:

- 1) Allow a non-masonry building in the I-1 zoning district.

Jeffrey Maas represented the applicant and explained the variance by stating that, although both masonry block and EFIS cost about the same, EFIS is a better insulating material and provides the flexibility to obtain deeper recesses around window well areas. Mr. Maas pointed out the recesses on the elevation.

Commissioner Huellmantel stated that he does not have a problem with the building but a variance requires that the hardship test apply. Mr. Maas then stated that using EFIS would provide better insulation and flexibility with deeper window wells than masonry.

Commissioner DiDomenico confirmed that the structure would be steel frame with the building skin comprised of EFIS.

Mr. Brittingham stated that the building will not look like it was constructed of masonry.

Mr. Maas explained and pointed on the site plan the location of bus stops and traffic flow.

Commissioner Spitler stated that there was no real opportunity to evaluate the site design in terms of linking with public transit and the new buildings to the south, and would like to be able to approve a design that he knows what is contained in it rather than "wishes" and "might be's." Is there a way the Commission can do that at this meeting.

Fred Brittingham stated that there have been many meetings between the design review staff and the transit staff. Also, staff questioned what the term "self-imposed hardship" meant? Fred Brittingham referred to the Zoning Ordinance, pages. 12-13 for guidelines to determine whether there is a hardship to grant a variance.

Commissioner Mattson asked Mr. Maas for the approximate area of the walls that will be masonry. Mr. Maas stated that it would be about one-third the surface area. Mr. Mattson then stated that if this were done at Kyrene and Warner with I-2 zoning, it would not meet the test for a masonry building. It also doesn't pass the test when you compare the masonry buildings that are across the street; and yet staff is recommending approval for a building that has less than one-third of the square footage of wall area that may be masonry. How does this building make a case for hardship that the Commission has always treated the variance process under?

Mr. Brittingham stated that except for the zoning district, there wouldn't be any discussion, but because of the district that exists on this particular site, the applicant needs to ask for a variance. Otherwise, this issue would only be discussed at the Design Review Board not the Planning Commission. Also, staff is only supporting the variance for the purpose of putting the building before what staff thinks is a more appropriate body that's charged to design the aesthetics of this city; namely, the Design Review Board. Condition #12 reflects this. With respect to the hardship, there are some cities in the state that have never granted a variance in 100 years. There are other cities that grant variances all the time. Mr. Brittingham believes Tempe falls in the middle. The hardship is very subjective, and staff has taken a position that it is acceptable to move the project ahead to the Design Review Board and let them make a decision on it. Staff's recommendation is that the applicant provide masonry on more than one-third of the building. For Commissioner Spitler's benefit, Condition #8 provides that the applicant will work with the Public Works Department on bus shelter locations.

MOTION: Commissioner Spitler made a motion to approve #SPD-99.16 with no variance and the conditions as noted on the staff report with the following additions:

13. Further design work to be done with the Design Review Board in an attempt to bring the project into compliance with the variance by increasing the amount of variance beyond which the amount of masonry has been discussed, at this meeting, to a quantity that is satisfactory to the Design Review Board.

Fred Brittingham clarified that this condition is similar to Condition #12, but more eloquent.

Commissioner Spitler explained that he did not feel that one-third was enough masonry.

14. Further site design work to be done with the Design Review Board to assist in a higher level of pedestrianism in accessing buses and other pedestrian linkages.

VOTE: Motion failed for lack of a second.

MOTION: Commissioner DiDomenico made a motion to approve #SPD-99.16 with the variance and the conditions as noted on the staff report with a modification to Condition #12 as follows:

12. Amount and location of E.F.I.S. to be determined by the Design Review Board. The addition of masonry or reinforced concrete per the code also be addressed by the Design Review Board and those elements be added to the project in an amount sufficient to satisfy the Design Review Board.
13. Further site design work to be done with the Design Review Board to assist in a higher level of pedestrianism in accessing buses and other pedestrian linkages.

Commissioner Huellmantel second the motion.

Mr. Brittingham asked for clarification on the "amount of masonry be added." Commissioner DiDomenico stated that it is not to meet ordinance requirements, but rather the desires and design of the Design Review Board.

Commissioner Huellmantel stated that these are specific issues that the Design Review Board should address, but not any particular formula on how they are to address these issues.

Vice-Chairman Mattson stated that the chair opines that this entire issue should not have been brought before the Commission. He believes that this is a case for rezoning. This is a 66,000 s.f. building that does not deserve to be in I-1. This is not a masonry building. It is a multi-story office building that deserves another zoning, and that's what the Commission should be addressing at this meeting, which would have been a way home. It is an elegant structure, but it is inappropriate for the applicant and for the architect to be before the Commission for a variance because this is not a masonry building in any way shape or form. Therefore, Commissioner Mattson will be voting against the motion.

Commissioner Spitler doesn't agree with the argument that masonry in the desert does not lend itself to deep recesses, or is not an energy efficient material. Masonry has a long tradition of being built as an energy efficient material with deep recesses. Secondly, Commissioner Spitler feels that it is unfair to other property owners in the area that have been forced to meet these masonry standards; i.e., buildings located across and down the street.

Commissioner Huellmantel stated that both Commissioner Mattson and Commissioner Spitler have brought up some good points, and will change his vote. Commissioner Huellmantel noted that this site could return to the Commission in different ways in the future that might address these problems. There are too many things that cannot be justified to make the process work.

VOTE: Failed 1-5 (Commissioner Mattson, Commissioners Garth, Leck, Spitler, and Huellmantel dissented)

Mr. Brittingham stated that the Planning Commission has recommended denial of the request. The applicant may file an appeal with the staff within the next seven working days to be heard by the City Council. Please contact staff for further information.

PLANNED DEVELOPMENT (0406) RESOLUTION NO. 99.04 Hold a public hearing for **CITY OF TEMPE** (City of Tempe, Applicant) to change the General Plan 2020 Projected Land Use Map designation from Commercial: Retail to Mixed Use at 937 - 1229 East 8th Street. As part of the City's redevelopment plans for Apache Boulevard, the following approval is requested from the City of Tempe:

- a. General Plan 2020 Amendment to change the designation of the Projected Land Use Map from Commercial: Retail to Mixed Use (**#GEP-99.13**) at 937 -1229 East 8th Street.

Atis Krigers represented the applicant. Mr. Krigers stated that from a land use perspective the designation of mixed use lends more opportunities for development along the 8th Street frontage. The designation also simplifies the process for developers simply because it eliminates the need for a general plan amendment that would accompany any rezoning request.

PLANNED DEVELOPMENT (0406) RESOLUTION NO. 99.05 Hold a public hearing for **CITY OF TEMPE** (City of Tempe, Applicant) to change the General Plan 2020 Projected Land Use Map designation from Industrial to Mixed Use at 1312, 1314 & 1316 S. Martin Lane and 1905, 1907, 1911, 1915, 1935 and 1945 E. Apache Boulevard. As part of the City's redevelopment plans for Apache Boulevard, the following approval is requested from the City of Tempe:

- a. General Plan 2020 Amendment to change the designation of the Projected Land Use Map from Industrial to Mixed Use (**#GEP-99.14**) at 1312, 1314 & 1316 S. Martin Lane and 1905, 1907, 1911, 1915, 1935 and 1945 E. Apache Boulevard.

Development Services
Department
(602) 350-8331

March 4, 1999

Jeffrey Maas
Will-Hayes Architects, Ltd.
4636 East University Drive, Suite 200
Phoenix, AZ 85034

RE: DRB99003 - PAPAGO PARK CENTER - SRP CREDIT UNION

Dear Mr. Maas:

At its meeting of March 3, 1999 the Design Review Board approved the building elevations, site plan and landscape plan for **PAPAGO PARK CENTER - SRP CREDIT UNION** located at 1511 North Project Drive in the I-1, Light Industrial District and Rio Salado Overlay District subject to the following conditions:

SITE PLAN

1. Locate all parking lot area lights so that they are not in landscape islands and do not conflict with tree locations.
2. Locate all pedestrian area lights so that they do not conflict with mature landscaping.
3. All parking spaces which are located perpendicular to landscape areas shall be sixteen (16) feet in length, with a two (2) feet overhang extending into adjacent landscape areas. The adjacent landscape areas shall be widened by two (2) feet to accommodate the vehicle overhang.
4. Provide upgraded paving materials, such as unit pavers, exposed aggregate, or colored concrete, as accents for all pedestrian sidewalks on the site, for a crosswalk across the parking area to the building, at the main entry to the building, and at all the main drives to the site.
5. Parking spaces which are located perpendicular to walkways shall be sixteen (16) feet in length, with a two (2) feet overhang extending over the adjacent sidewalk. The adjacent sidewalk shall be six (6) feet to accommodate the vehicle overhang.



6. ~~Any parking canopies are to have boxed columns, with a fascia, which extends from the top of the roof deck to the bottom of the structural beams, a minimum width of eight (8) inches. Columns and fascia to have a textured finish. Any~~ **parking canopies, bike racks, bus passenger shelters, other site amenities and structures shall be brought back to the Design Review Board as a regular session item for review and approval. Modified by the Staff**
7. All transformer boxes, meter panels and electrical equipment, backflow valves, and other utility equipment shall be painted to match the building color.
8. No chain link fencing, razor wire, barbed wire, etc. will be allowed.
9. Disperse bike parking and locate near office entry areas.
10. Bike racks shall be selected from the booklet entitled "Bicycle Racks, A Guide to Tempe Requirements" which is available from the Transportation Division, Public Works Department.
11. Since the gross floor area for this development exceeds 50,000 g.s.f., then the development must meet the Ordinance requirement for art-in-private-development. If artwork is to be provided on-site, show the location on the site plan.

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a building permit. This list is compiled to assist you in preparing a site plan, which will conform to the minimum requirements of the Zoning Ordinance.

All on-site water retention areas, other than paved surfaces shall be entirely landscaped and shall comply with the following criteria:

- a. The retention areas shall not occupy more than sixty-seven percent (67%) of the on-site street frontage landscape area. (Ordinance requirement)
- b. All retention areas shall maintain slopes no steeper than 4:1. (Ordinance requirement)
- c. The first ten (10) feet of the on-site street frontage landscape area shall not be used for water retention purposes. (Rio Salado Overlay District requirement)
- d. The maximum grading of required retention areas shall not exceed a slope of five-to-one in recreational areas. (Rio Salado Overlay District requirement)

All mounding and berming shall have slopes no steeper than 4:1. (Ordinance requirement)

All parking spaces shall comply with the following minimum dimensions:

- a. motor vehicle parking spaces shall measure 8'-6" wide by 18'-0" long or 16'-0" long with a 2'-0" overhang;
- b. all parallel parking spaces shall measure 8'-6" by 22'-0";
- c. bicycle spaces shall measure 2'-0" by 6'-0";
- d. handicapped spaces shall measure 12'-0" by 18'-0".

All sites shall provide the minimum number of parking spaces required for vehicles and bicycles. (Ordinance requirement)

All parking spaces for bicycles shall be equipped with a security rack. (Ordinance requirement)

In the "ASU-commuting area" bounded by Priest Drive, Southern Avenue, Price Road, and Continental Drive, half the number shown for recreation vehicles and twice the number shown for bicycles are required.

All parking areas shall provide access to a public street by means of a paved driveway that extends on-site to a point not less than twenty (20) feet from the property line. (Ordinance requirement)

Where vehicles extend into or overhang any walkway a six (6) feet wide sidewalk shall be installed. No vehicle may overhang any part of a bikeway system. (Ordinance requirement)

A curb at least six (6) inches in height shall be installed so that no part of any vehicle extends into any walkway. (Ordinance requirement)

All parking spaces shall be adequately marked and the paved area shall be properly drained and kept free from dust or loose particles at all times. (Ordinance requirement)

All lots must have the necessary dimensions for the on-site maneuvering of City of Tempe refuse and fire trucks. If off-site maneuvering is necessary, a permanent, recorded cross-access easement must be filed with the Public Works Department prior to issuance of a building permit. (Ordinance requirement)

All parking areas shall be designed so as to provide ingress and egress from a public street by forward motion of the vehicle. (Ordinance requirement)

A pedestrian walkway shall be installed to link the public sidewalk with the main building entrance. (Ordinance requirement)

All parking areas shall incorporate the following elements:

- a. Landscape islands, with raised concrete curbing, to define parking lot entrances, aisles and ends of all parking aisles. (Ordinance requirement)

- b. Landscape islands to separate rows of more than fifteen (15) parking spaces. (Ordinance requirement)
- c. Each landscape island shall be a minimum of seven (7) feet in total width, including curbing, equal the length of the parking stall(s), and a minimum of 120 s.f. in area. If any landscape island includes a sidewalk, then the minimum width of the island shall be eleven (11) feet. (Ordinance requirement)

Parking areas shall be screened from street view by a screening device with a minimum height of three (3) feet and maximum height of four (4) feet above the highest adjacent finished grade of the parking area or street curb, whichever is higher. (Ordinance requirement)

Parking screening may be accomplished by one or both of the following:

- a. Parking screen walls shall be constructed of masonry or concrete a minimum of eight (8) inches in width, incorporating offsets and relief. (Ordinance requirement)
- b. Earth berms, if used in lieu of or in conjunction with screen walls, shall have a maximum slope of 4:1 and minimum width of twenty-five (25) feet. (Ordinance requirement)

All ground mounted equipment shall be completely screened by a concrete or masonry wall equal to or greater in height than the mechanical equipment itself. Color and texture of the wall shall be compatible with the primary building(s) on site. (Ordinance requirement)

All refuse areas, loading, delivery and service bays shall be screened from view by a minimum six (6) feet high masonry wall. (Ordinance requirement)

All required walls shall be located on-site and be of masonry or concrete construction. All walls shall have an architectural texture or stucco finish, with color and material compatible with the primary building on-site (or on respective sides). Alternative wall finishes to those noted above must receive written approval from the Development Services Director. Walls may have ornamental decorative wrought-iron fence panels, vertical pickets placed a maximum of four (4) inches on center, as an integral part of the design of the wall. Six (6) feet of wrought iron may substitute for masonry. (Ordinance requirement)

No parking of vehicles allowed in the required front yard or necessary driveways. No maneuvering of vehicles is allowed in the required front yard except for necessary driveways. (Ordinance requirement)

BUILDING ELEVATIONS

- 12. Provide color and material samples for review by staff prior to issuance of building permit.

13. Provide elevations/detail of the outdoor, steel patio shade canopy. If lighting is to be added on the canopy, provide mounting details and light fixture cut sheet. Details to be approved by staff.
14. Credit Union Building: Provide an additional ½" deep x 2" high reveal on the top portion of all the forty-six (46) foot high concrete panels. The reveal shall line up with the proposed four (4) inch fins located on the adjacent, recessed, glass curtain wall. Details to be approved by staff.
15. Drive Thru Tellers/ATMs: Enclose the video tellers/ATMs with concrete or masonry pilasters to provide column bases for the metal roof canopy. Materials/colors to match the Credit Union Building. Details to be approved by staff.
16. Incorporate scuppers and downspouts into building elevations so that they do not detract from the building architecture.
17. Locate roof access ladder inside the building.
18. The main building colors and materials shall have a light reflectance value (LRV) of 75% or less. Specific colors and materials to be approved by staff prior to issuance of building permits. Final colors shall be field verified by the Design Review staff prior to painting the building.
19. Details of meter panels and electrical equipment installation and location shall not detract from the architecture of the building and shall be approved by staff prior to issuance of building permits.
20. Locate the electrical service entrance section (S.E.S.) inside the building.
21. All employee doors shall have a minimum of 6" x 6" laminated/lexan security window centered and mounted at no more than 63" from bottom of door to center of glazing (no wire glass).
22. Address number shall be of contrasting colors, with illuminated source from dusk to dawn and not obstructed by landscape or other conflicts. Address numbers must be shown on all building elevations or as determined by the Planning and CPTED staff.

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a building permit. This list is compiled to assist you in preparing building elevations, which will conform to the minimum requirements of the Zoning Ordinance.

All buildings in I-1 Light Industrial Districts and IBD Industrial Buffer Districts must be of reinforced concrete or masonry construction. (Ordinance requirement)

Parapet walls or cornices (without windows) may extend to a maximum of five (5) feet above the building height limit. (Ordinance requirement)

All roof mounted mechanical equipment shall be fully concealed on all sides by elements that are an integral part of the building design and are equal to or greater in height than the mechanical equipment. (Ordinance requirement)

Screen all mechanical units with parapet, masonry wall, or other opaque screening device equal to the height of the highest mechanical unit. (Ordinance requirement)

LANDSCAPE

23. Show the location of all exterior light fixtures on the landscape plan.
24. Show traffic sight triangles at all driveways. Any landscaping within these sight triangles must be selected from the Traffic Sight Triangle Plant List, which may be obtained from the Development Services Department.
25. Shrubs located in parking lot landscape islands shall not exceed two (2) feet in height. Refer to the Traffic Sight Triangle Plant List.
26. Trees located in parking lot landscape islands shall be canopy type trees, such as Mesquite or Evergreen Elm.
27. Show any existing plant material to remain. Incorporate the existing plant material and irrigation systems into the design of this proposal.
28. Ground cover and shrubs used in parking islands, inside perimeter/screening walls or within 20' of access doors should be of a species that will not grow more than two (2) feet tall at maturity.
29. No river rock in the areas of landscaping near parking or building areas unless 2/3 of each stone is embedded in concrete.

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a building permit. This list is compiled to assist you in preparing landscape plan, which will conform to the minimum requirements of the Zoning Ordinance.

All new development shall conform to the following criteria:

- a. Landscape installations for new construction and whenever a new landscape plan is required to be filed for the entire site, except hotels and

- motels, shall limit the area of water intensive landscaping (including bodies of water, water features, and turf) to no more than twenty percent (20%) of landscapable area in excess of ten thousand (10,000) square feet. Schools, parks, cemeteries, golf courses, common areas of housing developments and public recreational facilities with water-intensive landscaping greater than or equal to ten (10) acres are exempt from this provision.
- b. New hotels and motels shall limit the area of water-intensive landscaping to no more than twenty percent (20%) of the landscapable area in excess of twenty thousand (20,000) square feet.
 - c. For any project covered under paragraphs a., and b., immediately above, no Building Permit shall be issued until the Development Services Department has approved a landscape plan and an irrigation plan, and no Certificate of Occupancy shall be issued until the Development Services Department has approved the installation of the irrigation system and landscaping.

The required front and street side yards shall be entirely landscaped except for necessary and provided walkways and driveways. (Ordinance requirement)

In addition to the minimum on-site landscaping, there shall be landscaping in the entire area of the right-of-way, between street property line and back of street curb except for approved driveways, walkways and bike paths.

Trees shall be required along all street frontages according to the following criteria:

- a. A minimum of one (1) tree shall be planted for every twenty-five (25) feet of lineal street frontage.
- b. Fifty percent (50%) shall be twenty-four (24) inches box size or larger with the balance being minimum fifteen (15) gallon size.
- c. The trees selected shall be compatible with the overall site and landscape plan, as well as adjacent sites.
- d. Street trees are defined as those trees located between the back of City curbs and the first fifteen (15) feet on site. Trees in parking lots are not included in this category.

No more than three (3) different species of trees shall be utilized as street trees on any site/project.

Each landscape island shall include a minimum of one (1) tree of fifteen (15) gallon size and five (5) ground covers of one (1) gallon size for each parking stall length. All ground covers in parking landscape islands shall be of a species that will not grow to interfere with natural surveillance of the parking lot. (Ordinance requirement)

A minimum of fifty percent (50%) of the landscaped areas are to be planted with vegetative ground cover. Minimum size and spacing to be one (1) gallon size plants at a maximum spacing of three (3) feet on center.

Final landscape plans and irrigation plans shall be approved by staff prior to issuance of building permits. Submit two copies of the final landscape plan to the Planning Division prior to issuance of building permits. (Ordinance requirement)

Any field modifications to the final landscape plans are to be approved by staff prior to installation. If modifications are made, as-built landscape plans shall be submitted to the Planning Division prior to issuance of Certificate of Occupancy. (Ordinance requirement)

SIGNAGE

30. Provide details of signage for review.

31. No exposed raceways or conduit is allowed for any new signage.

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a sign permit. This list is compiled to assist you in preparing sign drawings, which will conform to the minimum requirements of the Zoning Ordinance.

Business signs shall be in accordance with the following regulations:

- a. The total aggregate area of one (1) face of all signs on the premises pertaining to any one business shall not exceed fifty (50) square feet. However, if the portion of the building adjacent to its lot's street-property line measures more than fifty (50) lineal feet then the aggregate area of one (1) face of all such signs on the premises may be increased in area to the rate of one (1) square foot of sign area for each one (1) foot of building frontage in excess of fifty (50) lineal feet; but the total aggregate area of one (1) face of all such signs on the premises shall not exceed one hundred (100) square feet for each business.
 - 1) Sign permit required.
- b. Freestanding identification signs shall be counted as a portion of the total aggregate sign area of the premises and shall be restricted to the following:
 - 1) One (1) freestanding identification sign for each street upon which the lot has frontage;
 - 2) Such signs shall not be closer than thirty (30) feet to any residential district;
 - 3) Sign permit required.

Obtain separate sign permits prior to installation of any signs. (Ordinance requirement)

If necessary, obtain a variance(s) for signage prior to issuance of a sign permit(s).
(Ordinance requirement)

Provide a masonry base for all freestanding signs. (Ordinance requirement)

Window signage shall be limited to twenty-five percent (25%) of the total window area in which it is placed. Sign requirements may be modified or revised as required by the Police Department and Development Services Director to comply with CPTED. (Ordinance requirement)

Letters and numbers for address signs shall not exceed twelve (12) inches in height.

Address numerals shall be included on all freestanding sign structures. The numerals shall be no smaller than four (4) inches in height. (Ordinance requirement)

Sign illumination must conform to the Dark Sky Ordinance. Details to be approved by staff prior to issuance of a sign permit(s).

A sign package is to be developed for and approved by the Design Review Board for the entire site prior to issuance of sign permits. (Ordinance requirement)

GENERAL

32. Should this property be divided into two or more lots, review and approval of CC&R's in a form acceptable to the City Attorney and Development Services Department Director must take place prior to recordation of the plan or plat. These CC&R's shall provide (at a minimum) for all landscaping on site to be maintained by a single responsible entity according to the landscape plan approved by the City that no amendments to the CC&R's or lot splits of the property may be recorded until reviewed and approved by the City.
33. Submit a lighting plan to the CPTED staff for review and approval prior to the issuance of a building permit. Contact the CPTED staff for criteria.
34. The location and details of building mounted identification numerals and or letters for all multi-building projects shall be reviewed and approved by the CPTED staff prior to the issuance of Building Permits. Contact the CPTED staff for design criteria.
35. A 0.72 light loss factor is required. HPS lighting may be used. If metal halide is used, then a 0.68 light loss factor is required.

36. Parking lot, adjacent landscape areas, refuse areas, relate to the building shall be illuminated with one (1) to two (2) foot-candles of light from finished grade to six (6) feet above grade from sunset to sunrise. Provide details and photometrics (point/point) on the landscape plans.
37. All building entrances shall be illuminated with a minimum of five (5) foot-candles (between the hours of sunset and sunrise) at ground level and six (6) feet above grade with a radius of not less than fifteen (15) feet from center point of the entrance. Provide details. Consider transitional lighting from these areas.
38. All exterior lighting fixtures shall be full cutoff design and have vandal resistant and weatherproof covers. Conforms to the Dark Sky Ordinance. Provide cut sheets. All exterior fixtures must be approved.
39. Carports shall be illuminated with three (3) foot-candles at grade.
40. Passageways and all pedestrian walkways shall be illuminated with a uniformly maintained 1.0 foot-candle of light from the surface to six (6) feet vertical from dusk to dawn.

Note: The following is a partial list of Zoning Ordinance requirements that must be addressed prior to the issuance of a building permit. This list is compiled to assist you in conforming to the Zoning Ordinance.

All outdoor lighting shall be directed down and screened away from adjacent properties and streets.

Details of all exterior lighting installations require the approval of the Development Services Department (Design Review Section) prior to installation.

The mounting of light fixtures shall be governed by the following:

- a. Building mounted light fixtures shall be attached only to walls and the top of the fixture shall not be higher than the top of the parapet or roof, whichever is greater;
- b. Freestanding light fixtures shall not exceed:
 - 1) Eighteen (18) feet in height in, or within fifty (50) feet of any residential zoning district;
 - 2) Twenty-five (25) feet in height or within fifty (50) to one hundred fifty (150) feet of, any residential zoning district, and
 - 3) Thirty (30) feet in all other locations.

For the purpose of this requirement, height shall be measured from the top of the light fixture to the adjacent grade at the base of the support for that light;

The property owner is responsible for meeting minimum CPTED standards in providing illumination for all parking areas and walkways. (Ordinance requirement)

All exterior lighting shall conform to Chapter 25, Article VIII "Outdoor Light Control" of the Code of the City of Tempe. All exterior light shall be directed downward and away from adjoining property and shall be shielded to prevent unnecessary glare in order to conform with the outdoor light control requirements. (Ordinance requirement)

Submit a complete package of details or spec. sheets of all exterior lighting to Design Review staff for approval prior to issuance of building permits.

Verify all comments by the Public Works Department, Development Services Department and Fire Department, given on the Preliminary Site Plan Review dated 12/18/98, 1/22/99, and 1/29/99. Any comments which result in changes which affect Design Review Board approval of this project shall be reviewed and approved by staff prior to issuance of building permits.

Details to be submitted and approved by staff prior to issuance of building permits.

This approval is based on compliance with the plans submitted as part of the application with such modifications as may be required by any conditions listed above. This Design Review approval is valid for one (1) year. In the event you desire to appeal the conditions of approval, you must submit an appeal letter to the Tempe City Clerk within fourteen (14) calendar days of the above hearing date. Identify the conditions(s) upon which you are basing your appeal. A fee of \$300.00 payable to the Tempe Development Services Department is then required prior to scheduling for City Council action.

Your construction plans must still be submitted to and approved by the Development Services Department before a building permit may be issued. To initiate the plan review process for building permits, please submit four (4) complete sets of preliminary working drawings, including landscape plans and civil plans, plus two (2) additional sets of civil plans. The Development Services Permit Center staff will distribute the plans for review by Planning, Building Safety, and Engineering staff members.

If you have any questions please contact Cindy Knudsen, at 350-8331.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Mullins". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Terry Mullins
Deputy Director
Development Services Department

TM/cg

Enclosure

Copy: Rita Albertson / SRP Credit Union
File